

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION
MEETING

Monday, February 18, 2012 – 9:00AM

Present: Ronnie Harrill, Chairman, Kim Warner, Vice-Chairman; Doug Atchley; John Bittle; Dwayne Harris; Phillip Miller; Amy Jenkins; Mike Parton and Planning Director, Danny Searcy.

Call to Order and Welcome by Chairman Harrill

Chairman Harrill began the meeting with prayer

Minutes of last meeting: Motion to approve by Kim Warner, second by Dwayne Harris; unanimously approved as mailed

New Business:

- Black Rock Falls Revision Preliminary Plan:
The developer seeks to convert the remaining lands of 25 acres into a single lot (#62) that would be subject to the Restrictive covenants and the POA's oversight. The developer is at the stage of turning over declarant rights to the POA and seeks to convert this 25 acre parcel into a new lot, identified as Lot # 62 which will be subject to the restrictive covenants. Also, they seek to re-combine Lot # 35 with the common property which includes the gate house. This would eliminate Lot # 35.
The Planner advised this Board that by letter of the law, these changes would technically be an exception to the local ordinance. However, due to Mr. Hutchinson's desire to have open communication and the fact that the unusually large lot will be subject to the restrictive covenants we thought it best to present to this board. Planner noted that there are no conflicts with the subdivision regulations; Chairman Harill Mr. Hutchinson for being so thorough in presenting this plan to the board. Kim Warner made a motion to approve this preliminary plan to move toward a final mylar plat in upcoming month, followed by discussion on the plat and a second by Doug Atchley and a unanimous vote to approve the preliminary plan.

Old Business:

GREYROCK Update from Odom Engineering:

Odom provided a revised plan that reflects some of the changes that demonstrate the as built progress of the road construction projects. There have been several challenges with very wet soils along with the delays for permitting for trout stream buffers. The

good news is that the County has been able to receive multiple permits simultaneously from DENR due to the distance between projects, so both Sisk and Strickland can be working simultaneously on their respective projects. In DENR's perspective this project is going so well that they invited Odom Engineering and County Planner, Danny Searcy to attend a Sedimentation / Erosion Control workshop in New Bern to speak specifically on the challenges and success of the projects in Greyrock; so that is very rewarding. We continue to receive DENR inspections with no negative comments and anticipate to continue this same level of quality assurance in the construction.

Despite this time of year being the slowest time of year for construction, we anticipate Projects 8 and 9 going to bid over the next two months, and remember that there are only a few more projects to be accomplished, so we are making very good strides of progress in building these roads.

Odom noted that the HOA continues working within their sub-committees that focus on a possible water system for the development and reports are that they are drawing near the close of having a plan with Duke Energy for the power distribution throughout Greyrock. – Odom called for any questions...

Chairman Harrill thanked David for his work to make this bonded infrastructure a success and commented that his site visit with the Planner was very telling of the progress being reported here each month and encouraged other members to plan to attend as well. This board will explore the feasibility of holding a meeting on site if possible.

John Bittle asked if N.C.'s trout stream rules are expected to change based on EPA and other changes currently undergoing changes. David responded that if any modifications occur they are unlikely to occur very quickly, but that he would stay attentive to that subject.

Adjourn – after a call for any questions or discussion Chairman Harrill called for adjournment; Unanimous vote to adjourn.